

## BALTIMORE CITY DEPARTMENT OF PLANNING

### URBAN DESIGN AND ARCHITECTURE REVIEW PANEL MEETING MINUTES

**Date:** March 24, 2016

**Project:** Port Covington M.P. – Hanover St District + West End District      **Phase:** Discussion

**Location:** Port Covington

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#### **PRESENTATION:**

Caroline Paff, VP of Sagamore Development, presented background information on the actions and current status of the different project areas and presentations relating to the Port Covington Master Plan, in addition to reviewing the overall urban design goals of the development. Specifically addressing the Hanover Street/West Side districts, she noted the Panel's previous comments and input affecting those plan elements.

The current presentation, addressing Updated Framework, Hanover Street & West End District Massings, as well as Ecology and Open Space, were presented by David Manfredi of Elkus Manfredi Architects, Chris Streb of Biohabitats, and Michael Blier of Landworks Studio Inc.

Updated Framework Discussion – changes since the previous framework discussion included:

- Adjustments to the development blocks east of Hanover Street;
- The replacement of the previous east/west “greenway” with a more strategically located urban plaza at the northern head of the Under Armour campus;
- Strengthening of the diagonal pedestrian alignment across the central plan permitting continuous connectivity from McComas Street, across the urban plaza and culminating with the pier and walkway along the northeastern face of the Under Armour campus;
- Providing direct connectivity to both sections of Cromwell Street;
- Adjustments to the waterside building development envelop along West Cromwell in the final two blocks before the I-95 corridor;
- Elimination of the previously proposed bike crossover bridge at West Cromwell and Hanover.

Hanover Street & West End District Massings Discussion – included:

- Street level and upper level land uses;
- Anticipated entries/parking/service and loading locations;
- Massing overlays suggesting greatest height permitted at gateway locations, along Hanover Street, the middle of the district and against McComas and I-95, with overall heights ranging from 40-200 ft; The lowest heights are suggested along waterfront locations facing the park.

Ecology and Open Space Discussion included:

- Delineating opportunities for green roofs and expanded living system;
- A revised Open Space Plan reflecting the latest proposed changes above;
- Suggested diverse tree types for tree canopy on the various West End Streets and Hanover Street;
- North and South Gateway Parks at both ends of Hanover Street;
- Detailed development of Hanover Street and other West End streetscapes.

#### **Comments from the Panel:**

Throughout the discussion/presentation, the Panel interjected questions and comments generally in support of the high standards of the design/development team. Often, the Panel's comments reflected an understanding of the immense challenge of enforcement of those high ideals over time. The Panel was pleased with the changes particularly in connecting the two portions of Cromwell Street and the clearer role suggested by the proposed urban plaza versus the previous “greenway” open space

element. One remaining aspect of the framework plan that has not yet been adequately addressed is the public nature of West Peninsular Drive and its accessibility to Ferry Bar Park and further to the shared public access around the Under Armour campus. Further study and development of the intersection/perches along Cromwell St. and the individuality between them in both site design and massing approach was noted. The Panel is also interested to see the development of the park/fields along the waterfront and the impact it may have on the District overall.

**Panel Action:** None required – discussion only.

**Attending:**

Caroline Paff, Liz Williams – Sagamore Development  
Chris Streb, Jennifer Dowdell - Biohabitats  
Michael Blier - Landworks Studio Inc.  
Addison Palmer, Barbara Mosier, Susam Williams - STV Civil Engineers  
Ronnie Younts – YDI  
Betsy Boykin – Core Studio Design  
David Manfredi, Mark Sardegna – Elkus Manfredi  
RJ Eldridge – TDG  
Claude Kyle – CRE Lighting

Bowden\*, Burns, Haresign and Illeva - UDARP Panel  
Tom Stosur, Anthony Cataldo, Christina Hartsfield,–Planning Dept